



**MARKED AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**MAY 14, 2003**  
**5:00 P.M.**

**ROLL CALL**  
**AII PRESENT**

**MINUTES REVIEW AND APPROVAL**

**ITEM 1 AMENDED WILL BE REVIEWED AT THE MAY 28, 2003 MEETING**

1. April 8, 2003

**ITEM 2 APPROVED 7-0; MOTION COMMISSIONER HEITEL**

2. April 22, 2003

**CONTINUANCES**

**ITEM 3 CONTINUED TO JUNE 11, 2003 7-0; MOTION COMMISSIONER STEINBERG**

3. **4-UP-2003 (5th Avenue Parking Garage)** request by City of Scottsdale, applicant/owner, for a municipal use master site plan for a parking garage on a 1.6 +/- acre parcel located at 7143 E 5th Avenue. **Continued to May 28, 2003.**

**ITEM 4 CONTINUED TO JUNE 11, 2003 4-3; MOTION COMMISSIONER STEINBERG;  
COMMISSIONER GULINO, COMMISSIONER NELSEN AND COMMISSIONER HEITEL  
DISSENTING**

4. **1-TA-2003 (Downtown Overlay and Related Amendments)** request by City of Scottsdale, applicant, to amend City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article I., Administration and Procedures., Section 1.403. Additional conditions for specific conditional uses., Article III., Definitions.; Section 3.100 General.; Article IX., Parking and Loading Requirements., Section 9.104. Programs and incentives to reduce parking requirements., and Section 9.108 Special parking requirements in districts., and to add Article VI., Supplementary Districts.; Section 6.1200., (DO) DOWNTOWN OVERLAY. Downtown area is generally bounded by Chaparral Road on the north, Miller Road on the east, Earll Drive on the south and 68th Street on the west. **Continued to May 28, 2003.**

**EXPEDITED AGENDA**

**ITEM 5 RECOMMENDED FOR APPROVAL 7-0; MOTION COMMISSIONER STEINBERG**

5. **1-AN-2003 (Scottsdale Road - Bell to Deer Valley)** request by the City of Scottsdale, applicant, City of Scottsdale & Arizona State Lands Trust, owners, to approve the annexation of a strip of roadway along Scottsdale Road. **Staff/applicant contact person is Don Hadder, 480-312-2352.**

**ITEM 6 RECOMMENDED FOR APPROVAL 7-0; MOTION COMMISSIONER HEITEL**

6. **2-AB-2003 (Colina Vista)** request by Beus Gilbert PLLC, applicant, Arizona Department of Transportation Row Group, owner, for an abandonment of the existing subdivision public right-of-ways located west of Pima Road (Loop 101) and north of Cholla Street. Staff contact person is Pete Deeley, 480-312-2554. **Applicant contact person is John Berry, 480-429-3003.**

Comments: This request is to abandon all existing public right-of-ways within the Colina Vista Subdivision in favor of a new subdivision street configuration on a remnant Department of Transportation parcel.

**ITEM 7 RECOMMENDED FOR APPROVAL 7-0; MOTION COMMISSIONER STEINBERG**

7. **5-UP-2003 (LA Fitness)** request by Robert Kubicek Architects, applicant, Southwest Associates Inc., owner, for a conditional use permit for a health studio on a 5.5 +/- acre parcel located at 1900 N Scottsdale Road with Highway Commercial (C-3) zoning. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Jorge Calderon, 602-955-3314.**

Comments: This request is for a conditional use permit to construct a new health studio.

**REGULAR AGENDA**

**ITEM 8 RECOMMENDED FOR APPROVAL AS AMENDED 7-0; MOTION COMMISSIONER SCHWARTZ**

8. **7-TA-2002 (Sign Ordinance Text Amendment)** request by City of Scottsdale, applicant, for a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) to amend Article VIII, Sign Requirements. **Staff/Applicant contact person is Jeff Fisher, 480-312-7619.**

Comments: This request is to simplify and clarify the sign ordinance and to address community concerns.

**NON-ACTION ITEM**

9. **Discussion on the Downtown Master Plan.**

**WRITTEN COMMUNICATION**

**ADJOURNMENT APPROXIMATELY 9:15 PM**

David Gulino, Chairman  
Tony Nelssen  
James Heitel  
Jeffrey Schwartz

Steve Steinberg, Vice Chairman  
Eric Hess  
David Barnett

For additional information, click on the link to 'Projects in the Public Hearing Process' at:  
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.